



BE BOLD. BE BRAVE. BE BREMERTON.

**Application for Project Approval
for Progressive Design Build**

**Armin Jahr & View Ridge
Elementary Schools**





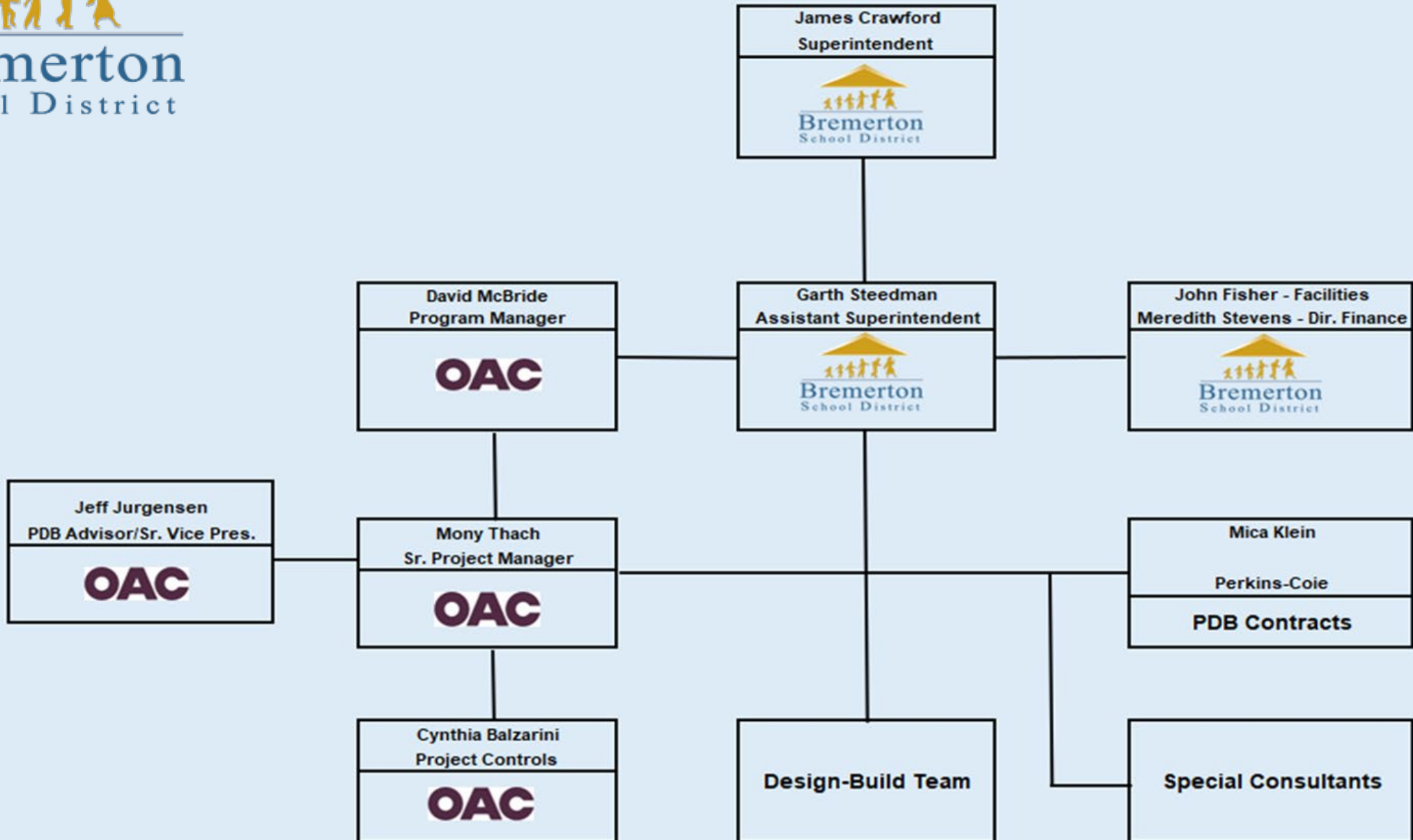
BE BOLD. BE BRAVE. BE BREMERTON.

Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Why Progressive Design Build
7. RCW 39.10
8. What We've Done to Prepare
9. Questions



BE BOLD. BE BRAVE. BE BREMERTON.





BE BOLD. BE BRAVE. BE BREMERTON.

The Bremerton School District is located on the Kitsap Peninsula, approximately 15 miles west across Puget Sound from Seattle. The District has an estimated 2023 population of 51,342 and encompasses approximately 15-square miles. The District provides instruction to approximately 4,473 FTE students in grades kindergarten through twelfth.

Schools:

- Armin Jahr Elementary (487)
- Crownhill Elementary School (316)
- Kitsap Lake Elementary (321)
- Naval Avenue Elementary School (250)
- View Ridge Elementary Arts Academy (379)
- West Hills S.T.E.M. Academy (327)
- Bremerton Home Link Program (56)
- Mountain View Middle School (812)
- Renaissance Alternative High School (102)
- Bremerton High School (1282)

Demographics...

- Free & Reduced Lunch: 55%
- White: 44%
- Hispanic/Latino of any race(s): 28%
- Two or More Races: 15%
- Black/African American: 5%
- Asian: 4%
- Native Hawaiian/Other Pacific Islander: 2%
- American Indian/Alaskan Native: 1%



BE BOLD. BE BRAVE. BE BREMERTON.

Armin Jahr ES



- Complete demolition and replacement.
- Smaller site with restricted access.
- Approx. half of site identified as wetland
- (ICOS 57.33)



BE BOLD. BE BRAVE. BE BREMERTON.

View Ridge ES



- Build new on 1 of 2 potential sites.
- Complete minor improvements for repurposing original building.
- Use site as possible swing space during construction.
- (ICOS 59.86)





BE BOLD. BE BRAVE. BE BREMERTON.

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	Completed
PRC Presentation	July 25, '24
PDB RFQ Advertisement #1	July 26, '24
PDB RFQ Advertisement #2	Aug 02, '24
Pre-Proposal Meeting	Aug 07, '24
PDB SOQ's Due	Aug 30, '24
Bremerton SD Selection Committee SOQ Review and Scoring	Sept 03 - 06, '24
Notify Shortlisted Finalist Teams	Sept 06, '24
PDB Interactive Meeting	Sept 16 - 19, '24
Issue RFP to Finalists	Sept 20, '24
PDB Management Plan and Fee Proposal Due	Sep 27, '24
Management Plan and Fee Review and Scoring	Sep 30, '24
Announce Apparent Successful Proposer/Intent to Award	Oct 01, '24
Bremerton SD Board Contract Approval	Oct 17, '24
Design-Builder NTP	Oct 18, '24
Validation	Oct '24 – June '25
Begin Construction	June '25
Substantial Completion	Dec '26





BE BOLD. BE BRAVE. BE BREMERTON.

Professional Services (Owner Consultants, Legal etc.)

\$2.0 M

Estimated project construction costs
*(including construction & design contingencies,
sales taxes and AE Fees):*

\$83.0 M

Equipment and furnishing costs

\$8.5 M

Off-site costs

\$4.5 M

Contract administration costs (owner, cm etc.)

\$8.5 M

Contingencies (owner)

\$8.5 M

Other related project costs

\$3.0 M



BE BOLD. BE BRAVE. BE BREMERTON.

Why Progressive Design Build?

- Predictability: Align Costs and Scope with Budget (design to a budget)
- Efficiency and Innovation in design
- Time to Market and Expedited Schedule (FLEXIBILITY)
- Earliest Cost Certainty
- Single Point of Responsibility for Owner
- As with all public owners, the success of this bond lays groundwork for all future bonds.



RCW 39.10.300

The project meets all three of the RCW criteria:

- a. Design-build approach is critical in developing the construction schedule, design, budget and level of quality across both projects.
- b. The project will provide opportunity for greater efficiencies by utilizing the Progressive Design Build methodology.
- c. This project COULD realize significant savings in project delivery time which will show progress to the community. By utilizing PDB, we get the benefit of early cost certainty, while beginning the procurement of materials, early site packages, and “mini-GMP’s”.





BE BOLD. BE BRAVE. BE BREMERTON.

WMBE Strategy

- **Owner outreach**
- **Design Build Team selection Criteria**
- **Contact other districts**
- **Design Builder Outreach Plan**
- **GOALS ARE BELOW**
 - **Local participation within Kitsap Peninsula – 20 to 30%**
 - **Minority participation – 5% to 10%**
 - **Women participation – 5% to 10%**



BE BOLD. BE BRAVE. BE BREMERTON.

What Have We Done to Prepare

- Reviewed lessons learned from West Sound Tech Project Team (PDB Project)
- Spoke with Tacoma Public Schools about pros and cons as well as WMBE goals
- Reviewed the CPARB PDB Best Practices manual
- Early market engagement





BE BOLD. BE BRAVE. BE BREMERTON.

Questions?

